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**Recording Secretary**

Holli Stott

**JOHNSTON ZONING BOARD OF REVIEW**

100 Irons Avenue, Johnston, Rhode Island 02919

**Tel: 401-231-4000 ext 4068 Fax: 401-231-4181****MINUTES****June 26, 2014**

The Zoning Board of Review held its monthly meeting on the 26th day of June, 2014 at 6:30 p.m., at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI. All persons interested in the following proposals had been requested to be present at this time.

Present: Bernard Frezza, Chairperson, Anthony Piloizzi, Vice-Chairman, Joseph Anzelone, Albert Colannino, Thomas Lopardo and Dennis Cardillo. Also present: Joseph Ballirano, Esq., Holli Stott, Recording Secretary, Bernard Nascenzi, Zoning Official and Lisa Reis, Stenographer.

Mr. Piloizzi made a motion to approve May's minutes. Mr. Anzelone seconded. A voice vote was taken; all in favor.

**A. File 2014-22**

LOCATION: 1200 Hartford Ave

OWNER: Ken Lantini

APPLICANT: Brenda and Julio Archila

LOT: AP 21 — Lot 251; 58,820 sq. ft.; B-2 Zone

EXISTING USE: Commercial

PROPOSAL: Jewelry Packaging

**Use Variance** petitioned under Article III § 340-8 Table of Use Regulations section 12.1

Brenda and Julio Archila, applicants, were sworn in and they explained to the board that this is a family run business with about five or six employees. There will be no trailers for deliveries, employees will park in the big front parking lot and accessing it by Hartford Avenue only. This will be a jewelry job shop with little or no gluing. They will be operating Monday thru Friday and Saturday mornings if needed, six employees, one press mostly job shop and once the job is done it will be sent out via the owners van.

No one for or against

Mr. Piloizzi made a motion to grant. Mr. Anzelone seconded. A voice vote was taken; all in favor.

**B. File 2014-23**

LOCATION: 14 Green Earth Avenue  
OWNER: SMM New England Corp.  
APPLICANT: Kenneth Marandola  
LOT: AP 31 — Lot 70; 5.3 acres; I Zone  
EXISTING USE: Metal Processing Facility  
PROPOSAL: Signage for business

**Dimensional Variance** per Article VIII, § 340-44 Signs permitted in I districts section E

Mr. Kenneth Marandola, was sworn in, and he explained to the board that they would like to move an existing sign they had in Connecticut at another site and use it for the new site in Johnston and it is a little too big for an Industrial area. The sign will be lighted and on a timer. The sign will be facing northbound on route 295. Mr. Marandola will have to get in touch with the Building Official. Mr. Nascenzi, to see what time he would like the timer set to so that it does not disturb the resident in that area. Mr. Marandola agreed.

No abutters for or against

Mr. Pilozzi made a motion to grant with a six month probationary period for the lighting. Mr. Anzelone seconded. A voice vote was taken; all in favor.

**C. File 2014-24**

LOCATION: 3 Carding Lane  
OWNER: Feibelman, LLC  
APPLICANT: Aviva Bikes, LLC  
LOT: AP 44 — Lot 392; 295,337 sq. ft.; I Zone  
EXISTING USE: Commercial Building  
PROPOSAL: Showroom

**Use Variance** petitioned under Article III § 340-8 Table of Use Regulations sect 10.9

Michael Dressler, applicant, was sworn in he explained to the board that this will be a showroom for motorized bicycles. Most of their sales are done online and the advertising is word of mouth, therefore signage is not needed, but if he changes his mind then he will have to reappear in front of this board. Mr. Dressler explained about how fast the bikes go, how long the battery lasts and how much they retail for.

No one for or against

Mr. Pilozzi made a motion to grant. Mr. Lopardo seconded. A voice vote was taken; all in favor.

**D. File 2014-25**

LOCATION: 2 Day Street  
OWNER/ APPLICANT: Mohamad Yaser and Rhonda Sasa  
LOT: AP 14 — Lot 344; 4,500 sq. ft.; B-2 Zone  
EXISTING USE: Vacant residential single family  
PROPOSAL: Two family house with finished basement

**Use Variance** petitioned under Article III § 340-8 Table of Use Regulations sect. 2.3 and § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
<b>SETBACKS:</b>	FRONT YARD	40'	8'	32'
	LEFT SIDE YARD	40'	12'	28'
	RIGHT SIDE YARD	40'	4'	36'

Mr. and Mrs. Mohamad Sasa, applicants for the project, were sworn in and they explained to the board that this vacant property is beyond repair and needs to be demoed down to the foundation and rebuilt as a two family and up to the current building and energy codes. The first floor will contain two bedrooms and the second floor will have three bedrooms. The new proposed home will be hooked up to water, sewer and gas and the old septic system will be filled in with dirt. Mr. Anzelone explained that there is no parking on this street it is too narrow and with the other businesses there it will be too congested. Mr. Anzelone feels that not every time someone comes to the house that they are going to park in their designated spot. They will be parking on the street and it will become a bigger problem than anticipated.

Melanie Velleco, abutter to the property, was sworn in and she explained to the board that she believes the lot is far too small for a single family, never mind a two family. The cars will be all over the place and she believe that it needs to be knocked down and a parking lot needs to go there. Mr. Sasa explained that he had the driveway designed by an engineer and they went through all the requirements per the Town.

Mr. Pilozzi made a motion to approve. Mr. Lopardo seconded. Mr. Anzelone denied. A voice vote was taken; 4 to 1. Project approved.

Mr. Pilozzi made a motion to take a five minute recess. Mr. Lopardo seconded. A voice vote was taken; all in favor.

**Recess 7:40 pm**

**Back to order 7:48 pm**

#### **E. File 2014-26**

LOCATION: 252 Simmonsville Ave  
 OWNER: Amy Collins  
 APPLICANT: Scott McDermott  
 LOT: AP 28 — Lot 159; 9,250 sq. ft.; B-2 Zone  
 EXISTING USE: Single Family Dwelling  
 PROPOSAL: Residential entry with bath and laundry room-ramps for entry

**Dimensional Variance** petitioned under Article III § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
<b>SETBACKS:</b>	LOT SIZE	20,000 sq ft	9,250 sq ft	10,750 sq ft
	FRONT YARD	30'	22'	8'
	REAR YARD	50'	11.2'	38.8'

Ms. Amy Collins, owner and Mr. Scott McDermot, contractor for the project, were sworn in. Ms. Collins passed out two letters. One from herself and the other from her children's pediatrician. Mr. Pilozzi made a motion to accept the letters as exhibit A. Mr. Lopardo seconded. A voice vote was taken; all in favor.

Ms. Collins explained to the board about her children's disabilities and what work needs to be done to the home since they are both wheel chair bound to make it more accessible. Mr. McDermott explained what work needs to be done in the front and rear of the house, including moving the laundry area to the first floor so that her children can gradually get their own independence with everything being on one level. Ms. Collins is currently living in East Providence and she is paying rent there and a mortgage here in Johnston until this home is completed.

Mr. Robert Piscione, abutter, was sworn in and he explained that he is in support of this project and has no issues with it at all.

Mr. Pilozzi made a motion to approve. Mr. Anzelone seconded. A voice vote was taken; all in favor.

**F. File 2014-27**

LOCATION: 751 Hartford Ave  
OWNER/ APPLICANT: Raymond and Susan Pinto  
LOT: AP 12 —Lot 67; 14,264 sq ft.; B-2 Zone  
EXISTING USE: Restaurant  
PROPOSAL: Signage for business  
**Dimensional Variance** per Article VIII, § 340-43 Signs permitted in B districts

Mr. Raymond Pinot, applicant, was sworn in and he explained that he would like a variance to place a sign for a new business that will be opening there. Mr. Pinot explained to the board that he is trying to help "clean up" this area of Hartford Avenue.

No one for or against.

Mr. Anzelone made a motion to approve the signage. Mr. Pilozzi seconded. A voice vote was taken; all in favor.

Mr. Anzelone made a motion to adjourn. Mr. Pilozzi seconded. A voice vote was taken; all in favor.

**Adjourn 8:09 p.m.**